



CATALDO ASSOCIATES INC.  
CIVIL ENGINEERS  
LAND SURVEYORS

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Project:

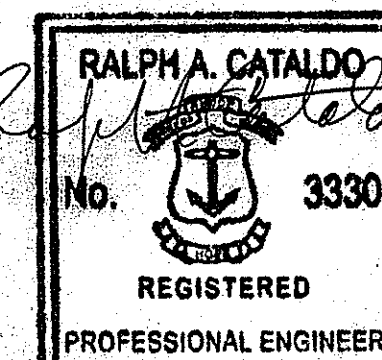
A.P. 17,  
LOT 43

181 HINES ROAD  
CUMBERLAND,  
RHODE ISLAND

Prepared For:

CINDY &  
JESSICA  
GEISELMAN

181 HINES ROAD  
CUMBERLAND,  
RHODE ISLAND  
02864



Issue Date: NOVEMBER 18, 2008

Revisions

No.	Date	Description
1	2/25/09	POLE LOCATION / LOD

Project Number: 3161-01

Scale: 1" = 30'

Designed By: R.D.L.

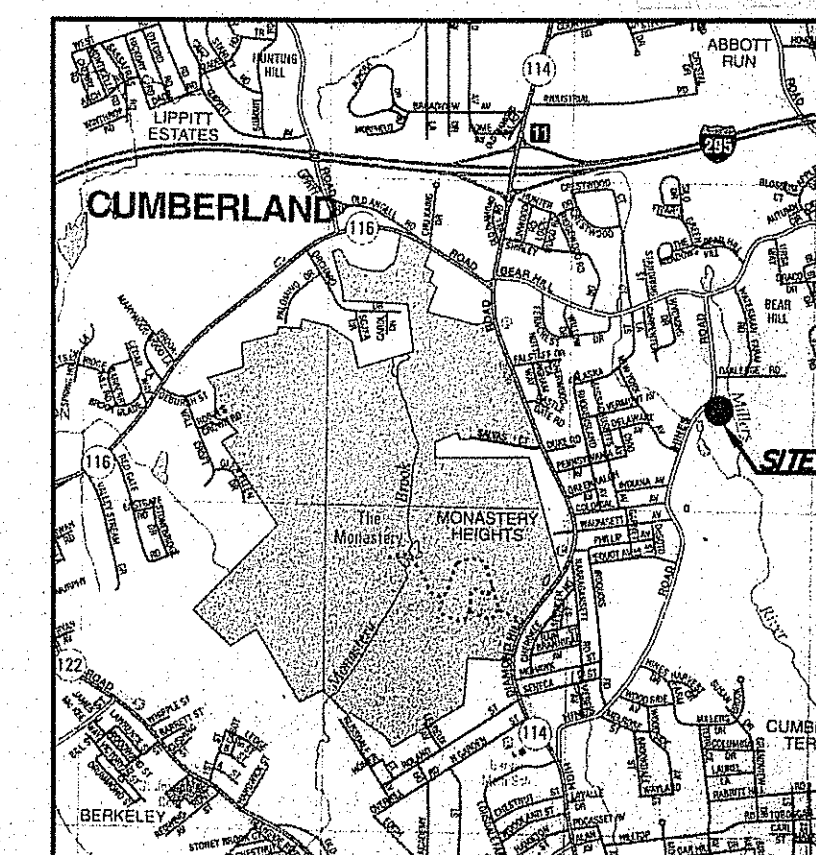
Drawn By: M.A.D. Checked By: R.D.L.

Sheet Title:

SITE PLAN

C1

Sheet Number: 1 of 1



LOCUS MAP:  
NOT TO SCALE

WETLAND RESTORATION NOTES:

1. EROSION CONTROLS WILL FIRST BE ESTABLISHED AT THE EXISTING WETLAND.
2. FILL MATERIAL WILL BE REMOVED TO EXPOSE THE ORIGINAL TOP SOIL. A SMALL EXCAVATOR WILL BE USED.
3. IF NECESSARY, A LAYER OF TOPSOIL WILL BE ADDED TO THIS AREA.
4. A WETLAND SEED MIXTURE WILL BE APPLIED TO THE RESTORATION AREA.
5. THE RESTORATION AREA WILL BE REPLANTED WITH AN EQUAL DISTRIBUTION OF SWEET PEPPERBUSH (CLETHRA ALNIFOLIA) AND HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM), SPACED 6 FEET APART, 3-4' HIGH AFTER PLANTING.

OWNER(S):

CINDY & JESSICA  
GEISELMAN  
181 HINES ROAD  
CUMBERLAND, RHODE ISLAND  
02864

REFERENCES:

1. PLAN - "SKETCH PLAN SHOWING MONUMENTATION FOR CINDY GEISELMAN HINES ROAD CUMBERLAND, R.I. A.P. 17, LOT 43"; PREPARED BY MARSH SURVEYING INC.; SCALE 1" = 30'; DATED: JUNE 12, 2000 AND RECORDED IN THE LAND EVIDENCE RECORDS IN THE TOWN OF CUMBERLAND ON PLAT CARD NO. 1210.
2. PLAN - "CUMBERLAND, R.I. ADMINISTRATIVE SUBDIVISION FOR ROBERT R. ROSS, JR. ETUX & KENNETH P. SIMON ETUX & NINA B. NIZETIC"; PREPARED BY MARSH SURVEYING INC.; SCALE 1" = 30'; DATED: JUNE 12, 2000 AND RECORDED IN THE LAND EVIDENCE RECORDS IN THE TOWN OF CUMBERLAND ON PLAT CARD NO. 717.
3. PLAN - "PLAN OF LAND OWNED BY BRUNO BULDRICHINI ET UX"; PREPARED BY R.E. MULLIGAN; SCALE: 1" = 50'; DATED: NOVEMBER 3, 1986 AND RECORDED IN THE LAND EVIDENCE RECORDS IN THE TOWN OF CUMBERLAND ON PLAT CARD NO. 171.
4. TOWN OF CUMBERLAND TAX ASSESSOR'S PLAT 17; SCALE: 1" = 100'.
5. ALL WETLAND FLAGS PROVIDED BY NATURAL RESOURCES SERVICES, INC. ON JUNE 26, 2008 AND WERE FIELD LOCATED BY CATALDO ASSOCIATES INC. ON SEPTEMBER 9, 2008.

Kindly be advised that this  
Permit is not equivalent to a  
verification of the type or extent  
of freshwater wetlands on site.



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAR 31 2009 FILE # 18-2358  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

PLAN INDEX:  
THIS PLAN SHALL BE INDEXED BY THE FOLLOWING  
STREETS:  
HINES ROAD

ZONING DISTRICT DIMENSIONAL REGULATIONS  
ZONING DISTRICT USE: A-2

MINIMUM LOT AREA: (SF.)	80,000 S.F.
MINIMUM LOT FRONTAGE:	180 FT.
MINIMUM YARD SETBACKS:	FRONT 75 FT. SIDE 20 FT. REAR 30 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM BUILDING COVERAGE:	XX %

A.P. 17, LOT 44  
N/F  
NINA NIZETIC  
D.B. 833, PG. 63

A.P. 21, LOT 70  
N/F  
RHODE ISLAND HOUSING &  
MORTGAGE CORPORATION  
D.B. 1397, PG. 576

A.P. 17, LOT 43  
87,124± S.F.  
(2.000± ACRES)

A.P. 17, LOT 41  
N/F  
BRENDA MC KAY  
D.B. 642, PG. 320

A.P. 17, LOT 25  
N/F  
GEORGE A. CROSS  
D.B. 609, PG. 205

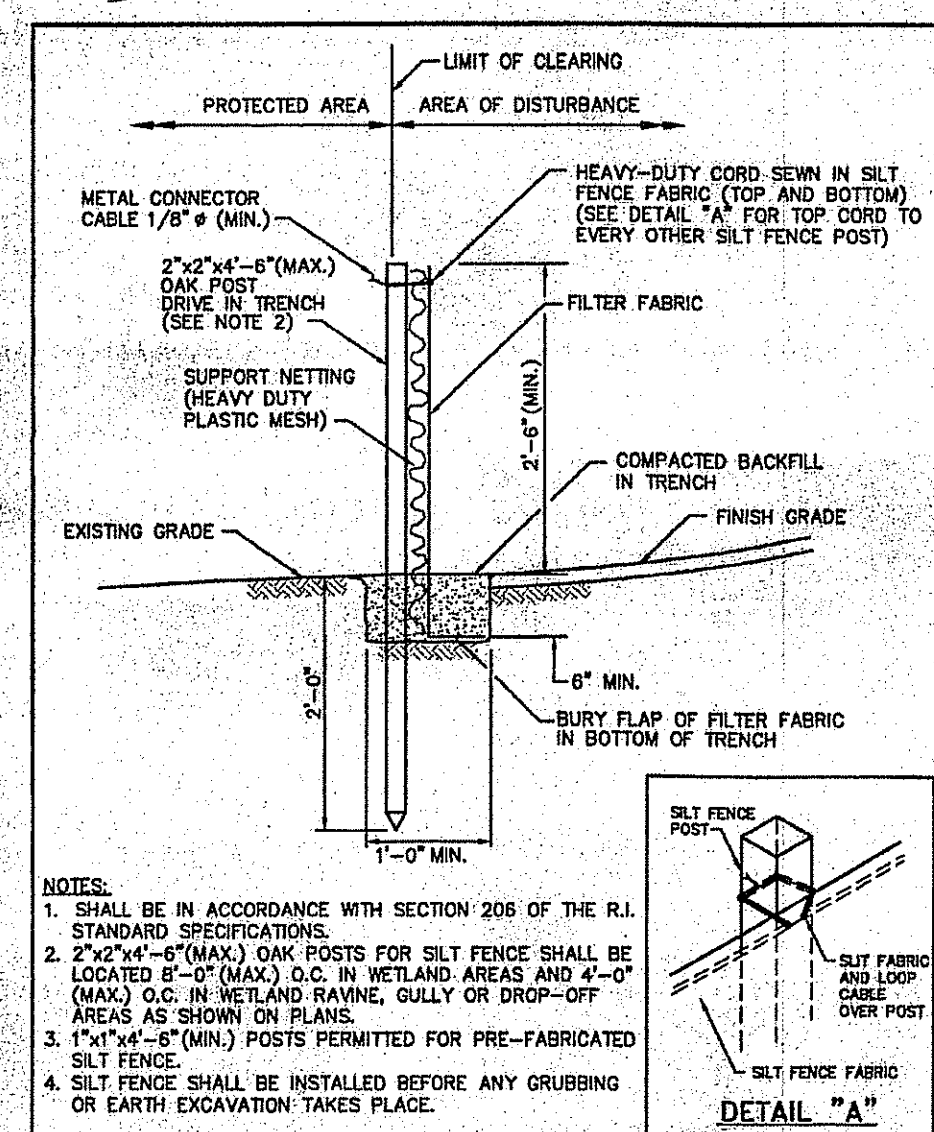
LEGEND:

- PROPERTY LINE
- IR (FND) IRON ROD FOUND
- ⊙ DH (FND) DRILL HOLE FOUND
- ▲ SWAMP AREA
- ▲ WETLAND EDGE WITH FLAG
- PERENNIAL RIVER
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- LIMIT OF DISTURBANCE (LOD)
- SILT FENCE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 87.50 PROPOSED SPOT GRADE
- EXISTING STONEWALL
- PROPOSED STONEWALL

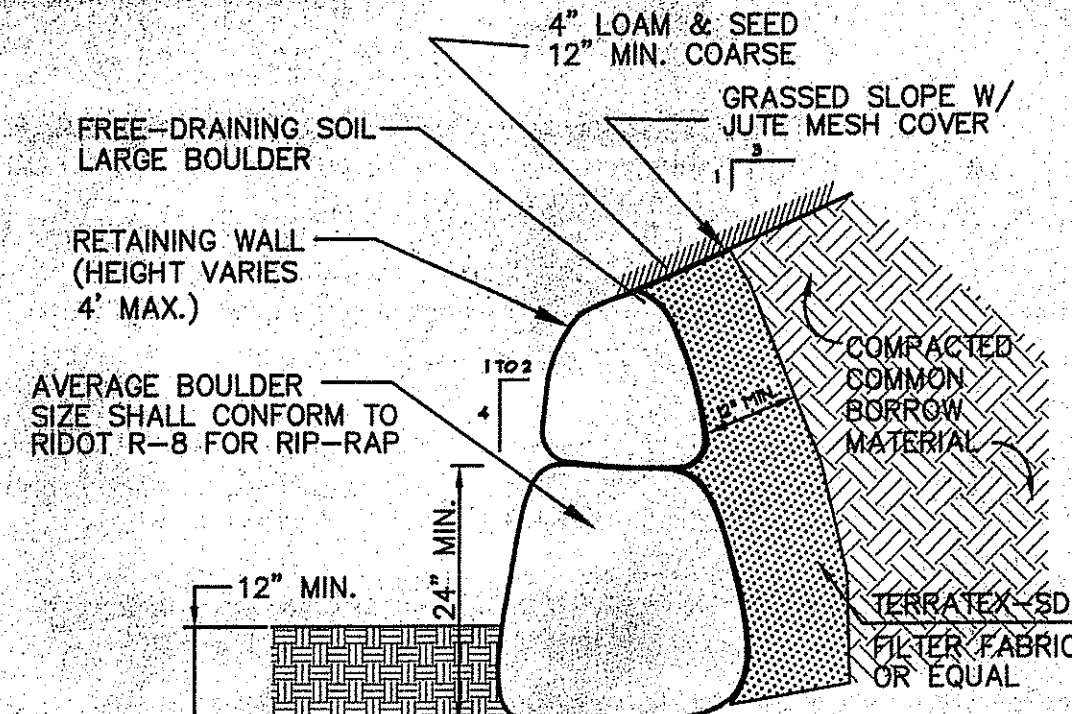
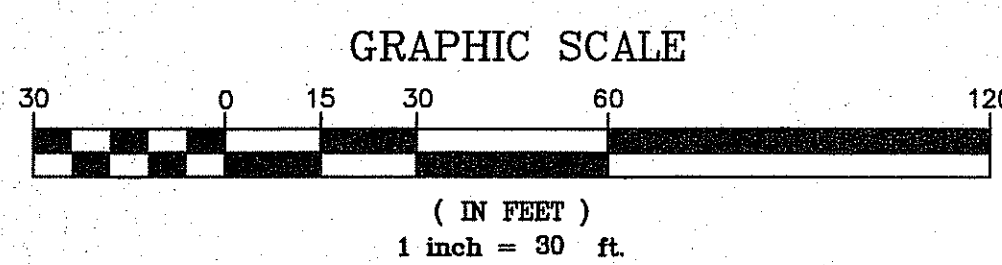
TEMPORARY LIMIT OF  
DISTURBANCE,  
AREA OF WETLAND  
RESTORATION & REPLANTING  
(SEE NOTES)  
PROPOSED NORTHERN  
WHITE CEDAR  
(THUJA OCCIDENTALIS)  
SINGLE ROW ALONG THE  
NORTHERN SIDE OF  
DRIVEWAY AT 10' APART,  
4-5' HIGH AFTER PLANTING

TEMPORARY LIMIT OF  
DISTURBANCE,  
AREA OF WETLAND  
REPLANTING  
PROPOSED RED MAPLE  
(ACER RUBRUM)  
AT 10' O.C., 4-5' HIGH AFTER  
PLANTING

TEMPORARY LIMIT OF DISTURBANCE,  
AREA OF WETLAND REPLANTING  
PROPOSED NORTHERN WHITE CEDAR  
(THUJA OCCIDENTALIS)  
SINGLE ROW ALONG THE NORTHERN  
SIDE OF DRIVEWAY AT 10' APART,  
4-5' HIGH AFTER PLANTING



RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
SILT FENCE DETAIL  
NO. 1 BY DATE: JUNE 15, 1998  
STANDARD 9.2.0



BOULDER RETAINING WALL  
NOT TO SCALE

P:\3161 (Geiselman)\3161-01 (Hines-Rd\_Cumberland)\dwg\3161-01\_SITEPLAN\_022509.dwg 3/3/2009 11:23:29 AM EST